

**CITY OF MILPITAS PLANNING COMMISSION
AGENDA FOR MARCH 24, 2004
CITY HALL COUNCIL CHAMBERS 7:00 P.M.
455 E. CALAVERAS BLVD., MILPITAS, CA 95035
(408) 586-3279**

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. PUBLIC FORUM**

Members of the audience are invited to address the Planning Commission on any subject not on tonight's agenda. Speakers must come to the podium, state their name and address for the Secretary's record, and limit their remarks to under two minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

- IV. APPROVAL OF MINUTES:** March 10, 2004
- V. ANNOUNCEMENTS**
- VI. APPROVAL OF THE AGENDA**
- VII. CONSENT CALENDAR (Items with an asterisk *)**

At this time any member of the Planning Commission, member of the audience, or staff may request of the Planning Commission to have any item removed from or added to the consent calendar. If removed, this item will be discussed in the order which it appears on the agenda.

VIII. PUBLIC HEARING

- 1. SITE AND ARCHITECTURE REVIEW (SZ2003-12), USE PERMIT'S NO. UP2002-42, UP2003-57, UP2003-58 AND UP2004-1.** *(Continued from March 10, 2004):* A request to demolish and redevelop a part of the Town Center shopping center, which would include a new 54,000 square foot supermarket with the sale of all types of alcoholic beverages, a 32-seat Coffee café within Safeway, and three (3) new freestanding signs within the shopping center. (APN: 028-12-004, 006, 013, 014, 016 & 019). Applicant: Shapell Industries of Northern California. Project Planner: Troy Fujimoto, (408) 586-3287 (PJ #3153) *(Recommendation: Approval with Conditions)*
- 2. USE PERMIT NO. UP2002-42 AND SITE AND ARCHITECTURE REVIEW (SZ2003-13)** *(Continued from March 10, 2004):* A request to construct 65 townhouses at the rear of the Town Center shopping center (APN: 028-12-006 & 019). Applicant: Shapell Industries of Northern California. Project Planner: Troy Fujimoto, (408) 586-3287 (PJ #3153) *(Recommendation: Approval with Conditions)*

3. **SIGN ORDINANCE AMENDMENT NO. 124.26 (ZT2003-5)** *(Continued from March 10, 2004)*: A request to amend the sign ordinance to increase the number of freestanding signs allowed in the Town Center District. Applicant: Shapell Industries of Northern California. Project Planner: Troy Fujimoto, (408) 586-3287. (PJ #3153) *(Recommendation: Recommend Approval to City Council)*
4. **ENVIRONMENTAL IMPACT ASSESSMENT NO. EA2004-1 AND ZONE TEXT AMENDMENT NO. ZT2004-1 (Ordinance No. 38.763)** *(Continued from February 25 2004)*: The City has prepared a Negative Declaration for Ordinance No. 38.763, which proposes to modify the following provisions as they relate to single-family dwellings: remove the maximum number of unrelated persons that can occupy a dwelling, require all occupants to function as a single housekeeping unit and provide a definition for single housekeeping unit, require two parking spaces to be enclosed within the garage and permanently maintained, and expand the definition of a kitchen. In addition, the project proposes to modify the location of the legal notice postings from the project vicinity to the project site. Project Planner: Staci Pereira, (408) 586-3278. *(Recommendation: Adopt the Negative Declaration (EA2004-1); and Adopt Ordinance No. 38.763 for amendments to the Zoning Ordinance Text (ZT2004-1))*
- * 5. **SIX-MONTH REVIEW (PR2004-1)**: A six-month review of Calvary Chapel of Milpitas in regards any garbage or parking concerns associated with Use Permit No. UP2003-16 at 1757 Houret Court (APN: 086-41-009), zoned Heavy Industrial (M2). Applicant: Calvary Chapel of Milpitas. Project Planner: Troy Fujimoto, (408) 586-3287. (PJ #2332) *(Recommendation: Note receipt and file)*
- * 6. **USE PERMIT NO. UP2004-5**: A request to allow a store selling used merchandise, such as thrift stores at 4 North Abel Street (APN: 022-08-038), zoned Mixed Use (MXD). Applicant: Patrick Lam. Project Planner: Troy Fujimoto, (408) 586-3287. (PJ #2365) *(Recommendation: Approval with Conditions)*
- * 7. **USE PERMIT NO. UP2004-4**: A request for a parking reduction of 18 parking spaces for the conversion of a Research and Development facility to medical offices at 611 South Milpitas Boulevard (APN: 086-42-029), zoned Heavy Industrial (M2). Applicant: HCP 611 Milpitas LLC. Project Planner: Troy Fujimoto, (408) 586-3287. (PJ #3173) *(Recommendation: Approval with Conditions)*

IX. NEW BUSINESS

8. **"S" ZONE APPROVAL AMENDMENT NO. SA2004-3**: A request to replace seven existing cabinet logo signs with (2) new internally illuminated individual channel letter wall signs for Bottomley Distributing Company located at 755 Yosemite Drive (APN: 086-38-009), zoned Heavy Industrial Applicant: Lori Gilliam. Project Planner: Cindy Hom, (408) 586-3284. *(Recommendation: Denial)*
- * 9. **'S' ZONE APPROVAL AMENDMENT NO. SA2004-13**: Request to install an 8-foot tall wood fence located at the rear of 244, 255 & 260 South Main Street (APNs: 086-27-013 & 014), zoned Mixed Use (MXD). Applicant: Jim Rocha, Jr. Project Planner: Kim Duncan, (408) 586-3283. *(Recommendation: Continue to April 14, 2004)*

- * 10. **"S" ZONE APPROVAL AMENDMENT NO. SA2004-18:** A request for a sign program for single tenant building recently subdivided to accommodate three tenants at 275 West Calaveras Boulevard (APN: 022-25-042), zoned General Commercial. Applicant: Lisa Lo. Project Planner: Staci Pereira, (408) 586-3278. *(Recommendation: Approval with Conditions)*

X. ADJOURNMENT

THE NEXT PLANNING COMMISSION MEETING IS April 14, 2004

The Planning Division will provide a recorded agenda or minutes on standard cassette or printed in large type upon request for the visually impaired. In compliance with the Americans with Disabilities act, individuals requiring accommodation for this meeting should notify the Planning Division 48 hours prior to the meeting at (408) 586-3279, TDD (408) 586-3013.

MILPITAS PLANNING COMMISSION SUBCOMMITTEE

The Planning Commission Subcommittee consists of two members (currently Debbie Giordano-regular member, Gurdev Sandhu-regular member and Deepka Lalwani-alternate member) of the Planning Commission, who have approval authority for minor "S" Zone project reviews not involving public hearings. The project reviews are held at 6:30 P.M. on Planning Commission meeting nights, in the City of Milpitas City Hall Committee Room, First Floor, 455 E. Calaveras Boulevard.

- a. S-ZONE AMENDMENT (SA2004-20):** A request to locate a new loading dock, remove and replace landscaping (including trees), relocate an existing transformer and associated enclosure at 151 Great Mall Drive (APN: 086-24-055). Applicant: Milpitas Mills Limited Partnership. Project Planner: Troy Fujimoto, (408) 586-3287.
- b. S-ZONE AMENDMENT (SA2004-21):** A request to construct a 1,400 square foot enclosure and the relocation of three trees at 100 South Milpitas Boulevard (APN: 086-28-029). Applicant: SAE Magnetics. Project Planner: Troy Fujimoto, (408) 586-3287.
- c. S-ZONE AMENDMENT (SA2004-22):** A request to hold a one day outdoor tent event at Home Depot Pro's front parking lot located at 1535 Landess Ave. (APN: 088-35-017). Applicant: Classic Party Rentals. Project Planner: Cindy Hom, (408) 586-3284.
- d. S-ZONE AMENDMENT (SA2004-15):** A request to replace an existing 6' monument sign with a new 6'1" double face aluminum monument sign located at 95 Dempsey Road (APN: 088-04-065). Applicant: BLR Sign Systems. Project Planner: Cindy Hom, (408) 586-3284.